

3659/3663
HIGHWAY 190
MANDEVILLE, LA

for
LEASE



**SRSA COMMERCIAL
REAL ESTATE**



Kirsten Early, CCIM

p: (504) 620.0352

kearly@srsa-realestate.com

PARTNER X TEAM
INTERNATIONAL



**SRSA COMMERCIAL
REAL ESTATE**

2555 Severn Ave. Suite 200 Metairie, LA 70002

www.srsa-realestate.com



SRSA Commercial Real Estate, Inc. is a licensed real estate brokerage firm in Louisiana, Alabama and Mississippi.

PROPERTY HIGHLIGHTS

3659/3663
HIGHWAY 190
MANDEVILLE, LA

Mandeville, Louisiana is known as the oldest inhabited locality in St. Tammany Parish. A hub of activity, Mandeville boasts an outstanding school system, a wide variety of shopping centers and an extensive selection of outdoor activities. Within a 1 mile radius of these sites, the average household income is over \$120,000 per year.

SQUARE FEET AVAILABLE:

3659 HWY 190: 3,491 SF

3663 HWY 190: 1,734 SF

Spaces can be combined for a total of 5,225 SF

SURROUNDING RETAILERS:

Verizon Wireless, Starbucks Coffee, Party City, Dollar Tree, Radioshack

PREMIER CENTRE: Whole Foods Market, Stein Mart, Bed Bath & Beyond, T.J. Maxx, Barnes & Noble, Old Navy, Gap, LOFT, Victoria's Secret, Bath & Body Works, Chili's Grill & Bar

TRAFFIC COUNTS:

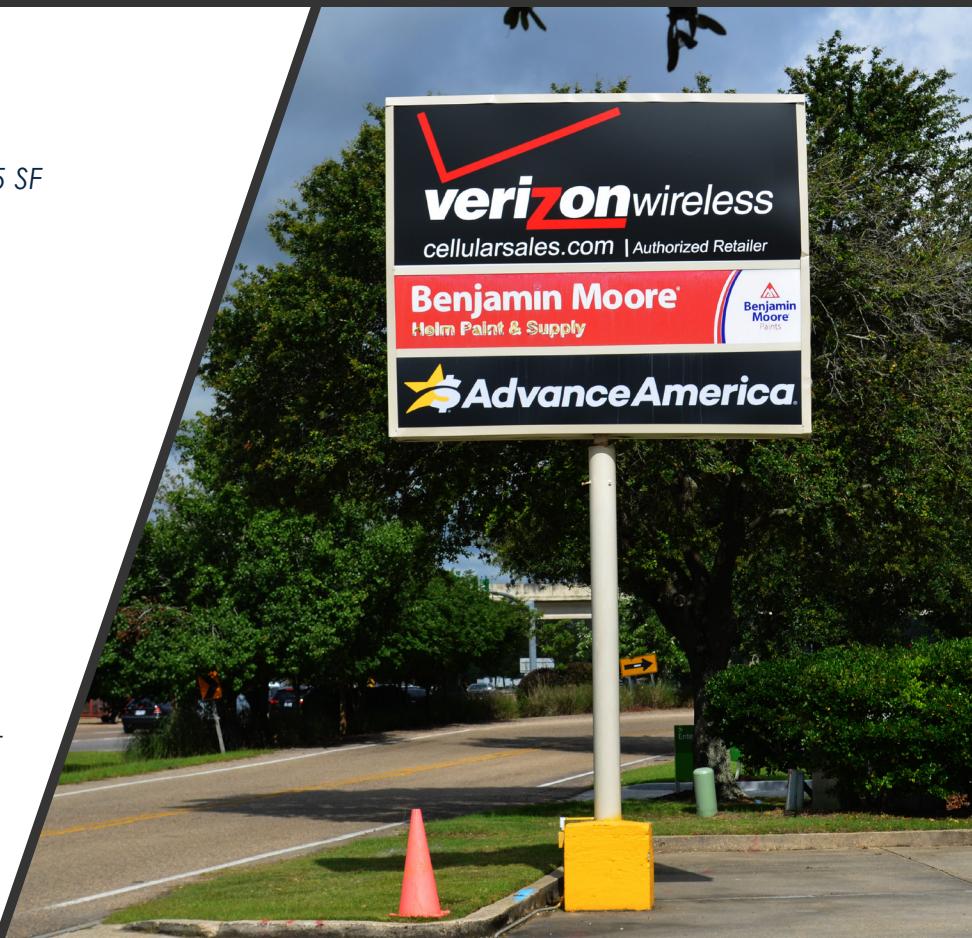
HWY 190/HWY 22: 15,738 VPD

HWY 190/TAMMANY PKWY: 53,189 VPD

PRICE: \$35.00 PSF NNN

ZONING: HC-2 HIGHWAY COMMERCIAL DISTRICT

PERMITTED USES: Banks and Financial Institutions, Convenience Stores, Drive-in Restaurants, Liquor Stores, Private Office, Veterinary Clinics, Mini-Warehouses, Lodging with 100 rooms or less.



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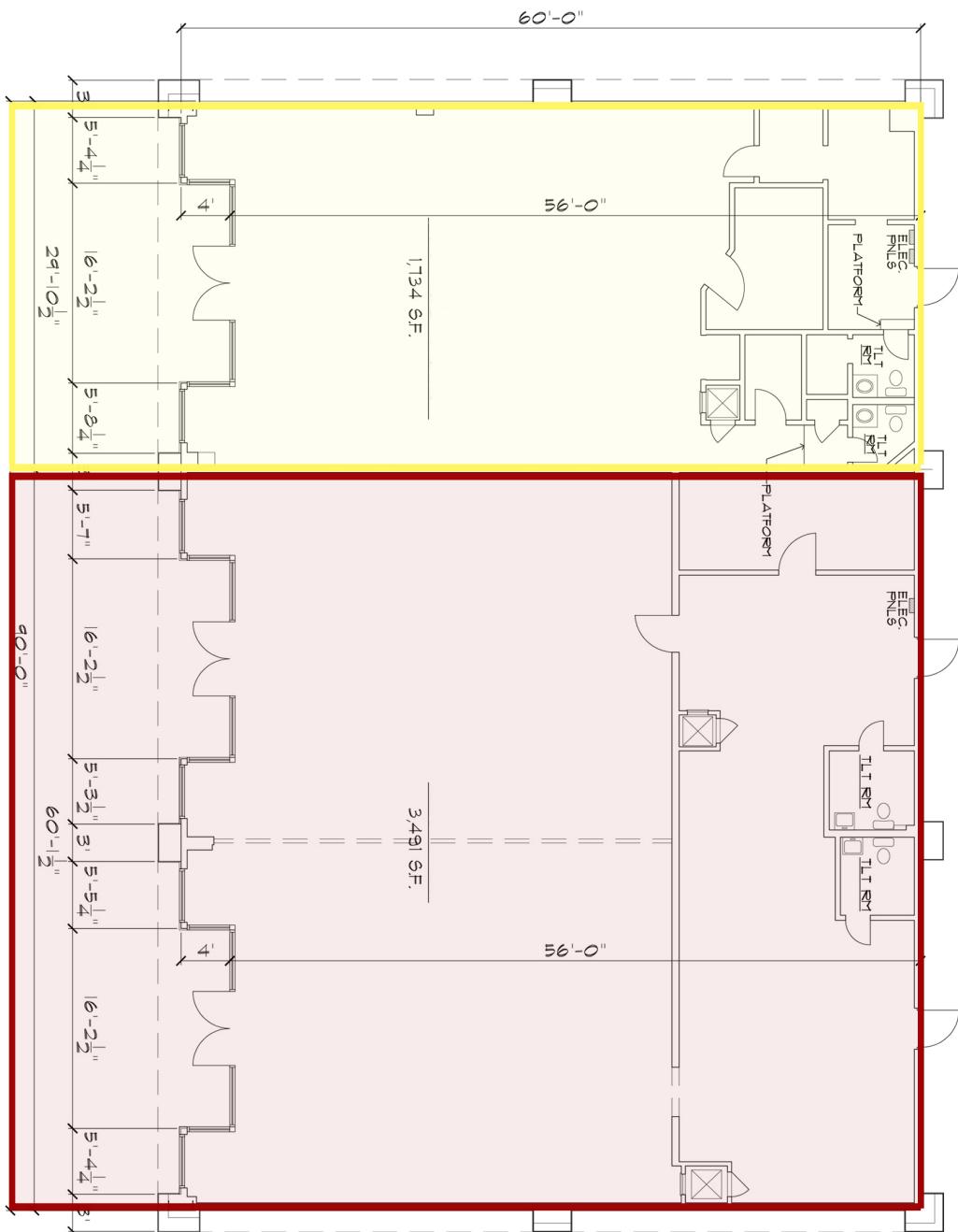
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SITE PLAN

3659/3663 HIGHWAY 190
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3663 HWY 190

3659 HWY 190

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AREA RETAIL

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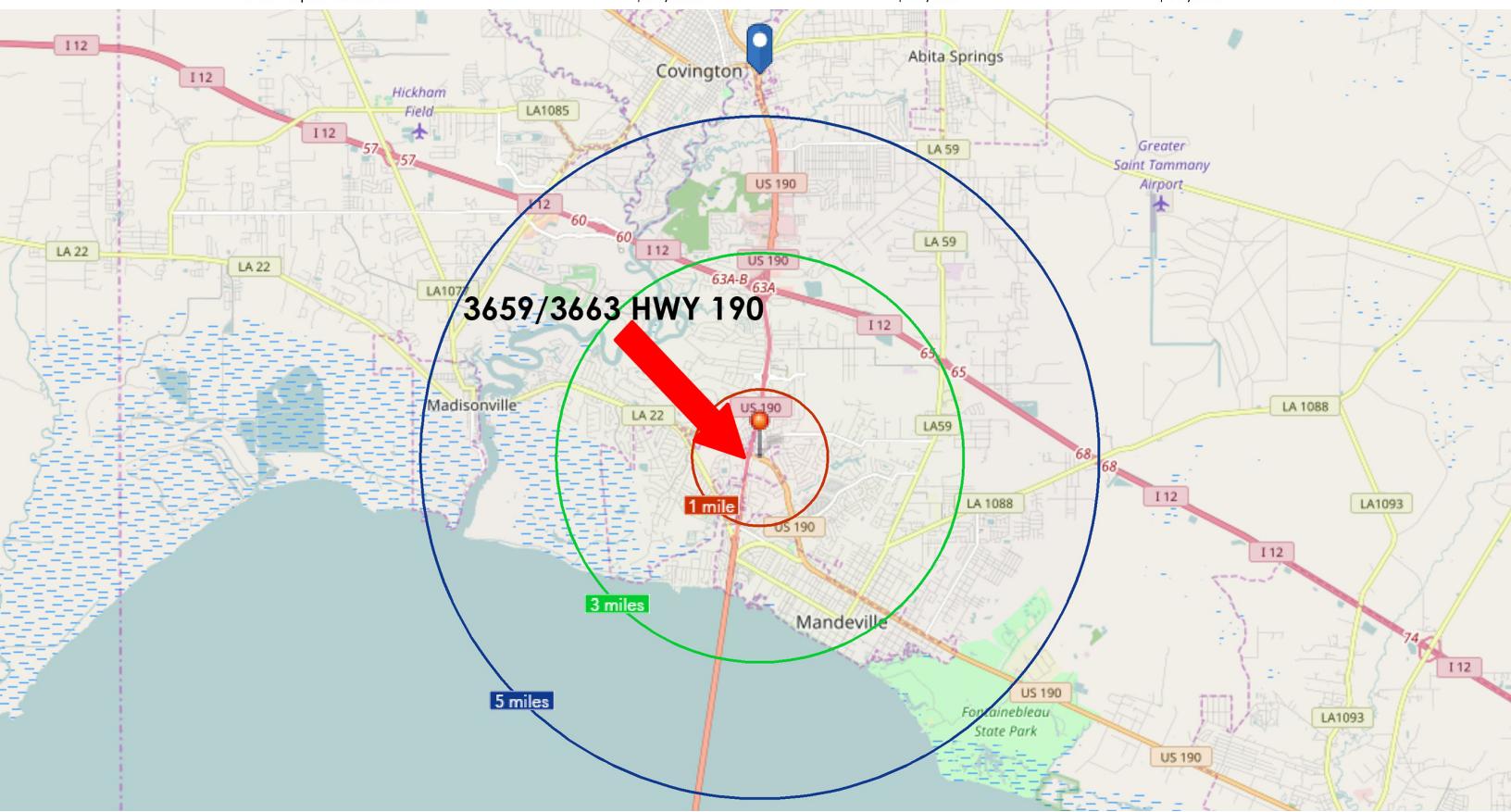
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SITE DEMOGRAPHICS

3659/3663 HIGHWAY 190
MANDEVILLE, LA

2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	170	5.9%	868	5.6%	1,586	6.1%
\$15,000 - \$24,999	172	5.9%	895	5.8%	1,663	6.4%
\$25,000 - \$34,999	175	6.0%	980	6.4%	1,760	6.8%
\$35,000 - \$49,999	265	9.1%	1,677	10.9%	2,787	10.7%
\$50,000 - \$74,999	395	13.6%	2,307	15.0%	4,279	16.4%
\$75,000 - \$99,999	352	12.1%	1,884	12.3%	3,290	12.6%
\$100,000 - \$149,999	560	19.3%	3,208	20.9%	5,347	20.5%
\$150,000 - \$199,999	358	12.3%	1,633	10.6%	2,407	9.2%
\$200,000+	458	15.8%	1,911	12.4%	2,942	11.3%
Median Household Income	\$93,395		\$86,005		\$80,915	
Average Household Income	\$124,213		\$113,308		\$107,761	
Per Capita Income	\$50,252		\$43,528		\$40,992	



Population	1 mile	3 miles	5 miles
2000 Population	6,432	33,202	51,726
2010 Population	7,121	38,114	64,254
2016 Population	7,273	40,342	68,683
2021 Population	7,442	42,575	72,991
2000-2010 Annual Rate	1.02%	1.39%	2.19%
2010-2016 Annual Rate	0.34%	0.91%	1.07%
2016-2021 Annual Rate	0.46%	1.08%	1.22%
2016 Male Population	47.3%	48.0%	48.3%
2016 Female Population	52.7%	52.0%	51.7%
2016 Median Age	44.4	42.5	40.9



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

